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CITY PLANNING
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LOS ANGELES, CA 90012
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EXECUTIVE OFFICER

CITY PLAN CASE NO. 30148
SPECIFIC PLAN/LOCAL COASTAL PLAN
CHANGE OF ZONE

VENICE COMMUNITY PLAN
COUNCIL DISTRICT 6

CITY PLAN CASE NO. 14311
AMENDMENT TO VENICE COMMUNITY PLAN

NOTICE OF PUBLIC HEARING

A public hearing will be held for the City Planning Commission regarding:

- 1) [THE PROPOSED NORTH VENICE SPECIFIC PLAN] including proposed changes of zone. In order to comply with Section 65860 of the Government Code, State of California, it is required that zoning for properties be made consistent with the land uses designated by the City's General Plan.
- 2) PROPOSED AMENDMENT TO THE VENICE COMMUNITY PLAN, a part of the Local Coastal program.

This public hearing at which you may be present and speak will be conducted by a Hearing Examiner appointed by the City Planning Commission.

TIME: 7 P.M., NOVEMBER 22, 1982

PLACE: VENICE HIGH SCHOOL AUDITORIUM

Public Resources Code Section 21080.5 exempts local governments from all CEQA requirements normally applicable to activities and approvals necessary for the preparation and adoption of a Local Coastal Program. On May 22, 1979, the Secretary of Resources certified as an "EIR equivalent" the program of the California Coastal Commission regarding Local Coastal Programs.

The proposed Specific Plan has been prepared pursuant to the California Coastal Act of 1976. It seeks to incorporate Coastal Act requirements, other State legislation (mello Bill SB 626) and pertinent City policies into an ordinance for submission to the City Planning Commission, Mayor and City Council and California Coastal Commission for approval.

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The major objectives of the Specific Plan are - 1) BEACH ACCESS, 2) ACCOMMODATING NEW DEVELOPMENT, 3) PRESERVING AND PROVIDING AFFORDABLE HOUSING, 4) PRESERVING UNIQUE AND HISTORICALLY SIGNIFICANT AREAS, 5) PROVIDING BEACH-ORIENTED VISITOR SERVICES. To implement these objectives, the Plan permits height and density bonuses, provides for mixed commercial and residential uses in parts of the plan area, and imposes strict height and density restrictions where preservation is of primary importance.

The proposed Venice Community Plan Amendment incorporates the objectives, programs and features of the North Venice Specific Plan into the text of the current Community Plan. The Community Plan map is also being amended to show the Community Center Mixed Use I (which corresponds to the R3 and CM Zones) and Community Center Mixed Use II (which corresponds to the R3, CM and M1 Zones). Both of these zone designations are suitable for implementing the objectives of the Specific Plan.

The areas to be affected by the proposed Plan Amendment are:

1. Properties fronting along Ocean Front Walk, between Marine Court and South Venice Boulevard and west of Speedway.
2. Properties fronting on the east side of Pacific Avenue, the north side of 18th Place, the east side of Speedway and the south side of Horizon Court.
3. Properties west of Venice Way, between North Venice and South Venice Boulevards and the east side of Speedway.
4. Properties fronting on the east side of Pacific Avenue, between North Venice Boulevard and an extension of Market Street, properties fronting on the Windward Traffic Circle, properties fronting on Windward, Rivera Avenue and Grand Boulevard.
5. Properties included in the area fronting on the east side of Pacific Avenue, the south side of Westminister Avenue, and those fronting on both sides of 21st Street and 21st Street extended.
6. Properties fronting on the east side of Pacific Avenue and the west side of Hampton Drive, and property fronting on the westerly side of Washington Boulevard.

A heavy black line upon the Plan Amendment map indicates the areas being redesignated Community Center Mixed Use I and II.

The Proposed Zone Changes will also reclassify certain areas now zoned commercially to a zone which would include commercial manufacturing or limited manufacturing uses. It would also reduce the permitted residential densities of some areas.

The properties involved are within the Venice Community Plan area. Only the properties shaded in solid heavy black outline as indicated on the map on the reverse side of this sheet will be considered for rezoning as follows:

Proposed Zone
Height District Changes

<u>Area No.</u>	<u>Area Location</u>	
1	Between the Santa Monica Boundary on the north, Sunset Avenue on the south; and between Main Street on the east and Pacific Avenue on the west.	R3-1 to M1-1
2	Between Electric Avenue on the northeast, Breeze Avenue on the south; and between Hampton Drive on the east and Main Street on the west.	C2-1 and R4-1 to M1-1
3	Property between Westminster Avenue and San Juan Avenue on the north and southeast of the court or alleyway connecting those two streets to Cabrillo Avenue and including those commercially zoned properties fronting on the north side of Cabrillo Avenue at the intersection of Cabrillo and Westminster.	C2-1-0 and C2-1 to RD1.5-1 and RD1.5-1-0
4	Between Westminster Avenue on the north, Market Street on the south; and the property fronting on Horizon, San Juan and Westminster	C2-1-0, C2-1 and R4-1 to RD1.5-1 and RD1.5-1-0
5	Property fronting on Windward Avenue east of Speedway to Windward Circle. Commercially zoned property fronting on Windward Circle. The post office facility between Windward Avenue and Grand Avenue. Commercially zoned property fronting on Mildred Avenue between Canal Street and Alberta Avenue. Property fronting on the north side of Seventeenth Avenue between Speedway and Pacific. Property fronting on Market Court, Speedway to Horizon Avenue. Property fronting on Horizon Avenue. Ocean Front Walk to Eighteenth Avenue. Property fronting on the south side of Speedway and fronting on the north side of Seventeenth Avenue.	P-1-0, C2-1-0 and C2-1 to CM-1-0 and CM-1

<u>Area No.</u>	<u>Area Location</u>	<u>Proposed Zone Height District Changes</u>
6	The property fronting on both sides of Cabrillo Avenue between the Westminster School and North Venice Boulevard. The residentially zoned properties on the south side of San Juan Avenue, westerly from Cabrillo. The residentially zoned properties on Horizon Avenue, Market Street and Windward Avenue; westerly from Cabrillo and east of Main Street. The residentially zoned property on Altair Place, Realto Avenue, Grand Boulevard, Venice Way and Mildred Avenue between Cabrillo Avenue on the west. The portion of the Venice Avenue median strip between Cabrillo Avenue on the east to Mildred Avenue on the west. Properties fronting on the north side of North Venice Boulevard between Cabrillo Avenue and Strong's Avenue. Residential property on Dell Avenue, Alberta Avenue and Canal Street between North Venice Boulevard and Mildred Avenue.	R4-1-0 to RD1.5-1-0
7	Property fronting on the east side of Pacific Avenue between Venice Way and North Venice Boulevard. Property fronting on both sides of Eighteenth Avenue and the south side of Seventeenth Avenue between Pacific Avenue and Speedway.	R4-1-0, R4P-1-0 and C2-1 to CM-1-0 and CM-1
8	Property on the Venice Boulevard median strip between Speedway and Pacific Avenue.	R3-1-0 to CM-1-0
9	Property in the Venice Boulevard median strip between Canal Street and Pacific Avenue.	C2-1-0 and P-1-0 to CM-1-0
10	Property in the Venice Boulevard median strip between Mildred Avenue and Canal Street.	R4-1-0 to CM-1-0
11	All the property except parking lots between Ocean Front Walk and the Pacific Ocean on the east and west, respectively, and the Santa Monica boundary on the north and Thirtieth Avenue on the south.	R1-1-0 to A1-10

<u>Area No.</u>	<u>Area Location</u>	<u>Proposed Zone Height District Changes</u>
12	The public parking lot at the foot of North and South Venice Boulevards.	R1-1-0 to P-1-0
13	Property fronting on Ocean Front Walk between Horizon Avenue on the north and South Venice Boulevard on the south.	C2-1, C2-1-0 and C1-1-0 to CM-1 and CM-1-0
14	North, Horizon Avenue on the south; and between Speedway on the east and Ocean Front Walk on the west.	
15	The public parking lot at the foot of Rose Avenue.	R1-1-0 to P-1-0

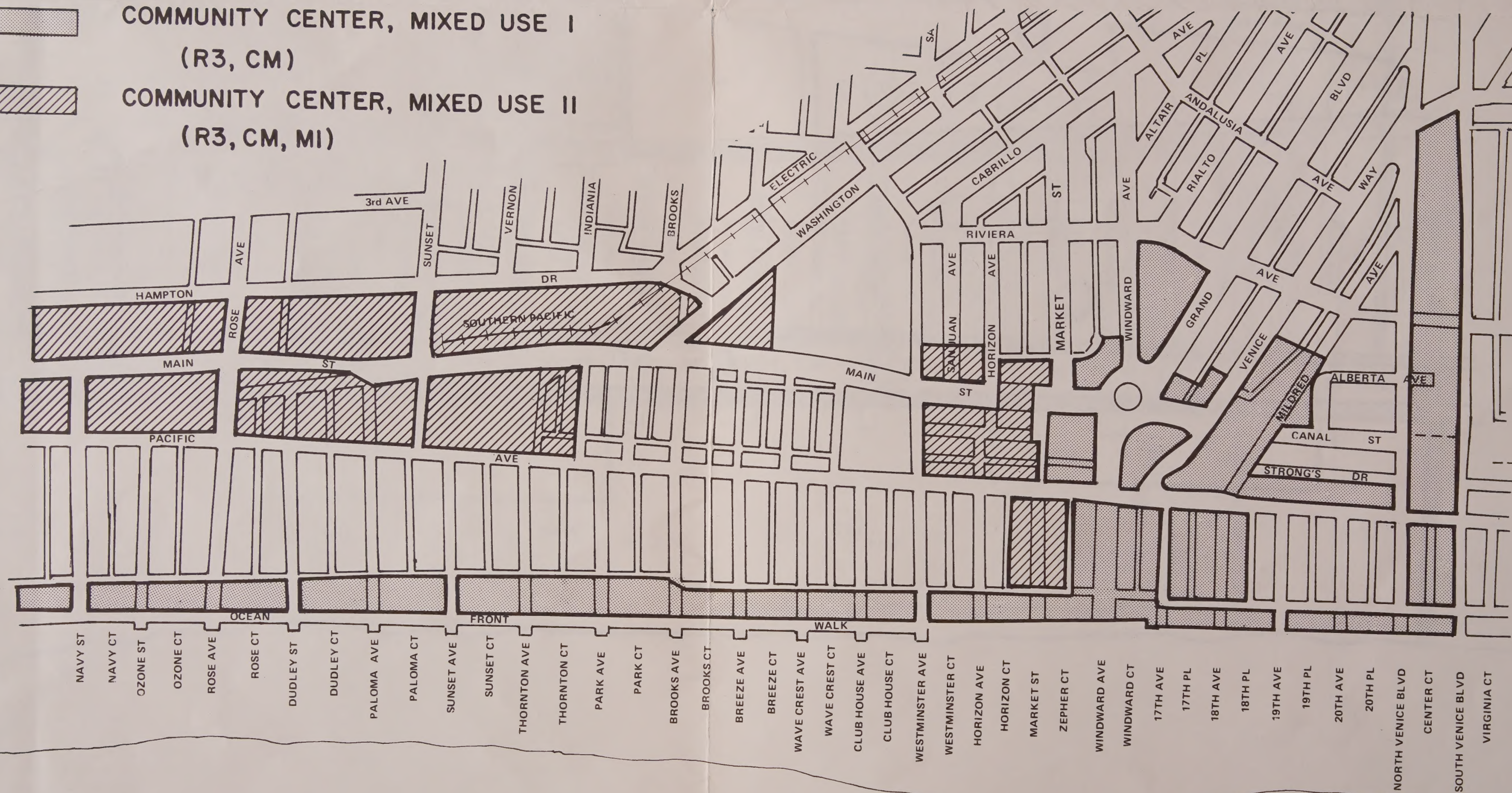
The hearing is to allow interested persons and the affected property owners to speak, question or present information concerning this matter. This is the only public hearing required or anticipated prior to a decision by the City Planning Commission, and persons wishing to speak on this subject should do so at this time.

The City Planning Commission invites your testimony or written comments. Written communications should be received in the City Planning Commission office as soon as possible. In order that all viewpoints may be presented, speakers at the public hearing may be limited in the length of their presentations. Because of time constraints and to minimize repetition, the Commission encourages presentations by representatives of organized groups in lieu of many individual speakers.

Copies of the Venice Community Plan Amendment and the North Venice Specific Plan will be available upon request in Room 605, City Hall, 200 North Spring Street, Los Angeles or Room 101, West Los Angeles Municipal Building, 1645 Corinth Avenue, Los Angeles (Mondays, Wednesdays and Thursdays). The complete file may be inspected in Room 561-1, City Hall. For additional information please call Karen Blackwell at 485-5386.

IF YOU ARE NO LONGER THE OWNER OF ANY PROPERTIES IN THIS DISTRICT,
PLEASE FORWARD THIS NOTICE OF HEARING TO THE NEW OWNER.

- COMMUNITY CENTER, MIXED USE I
(R3, CM)
- COMMUNITY CENTER, MIXED USE II
(R3, CM, MI)



VENICE COMMUNITY PLAN AMENDMENT LAND USE CHANGE MAP

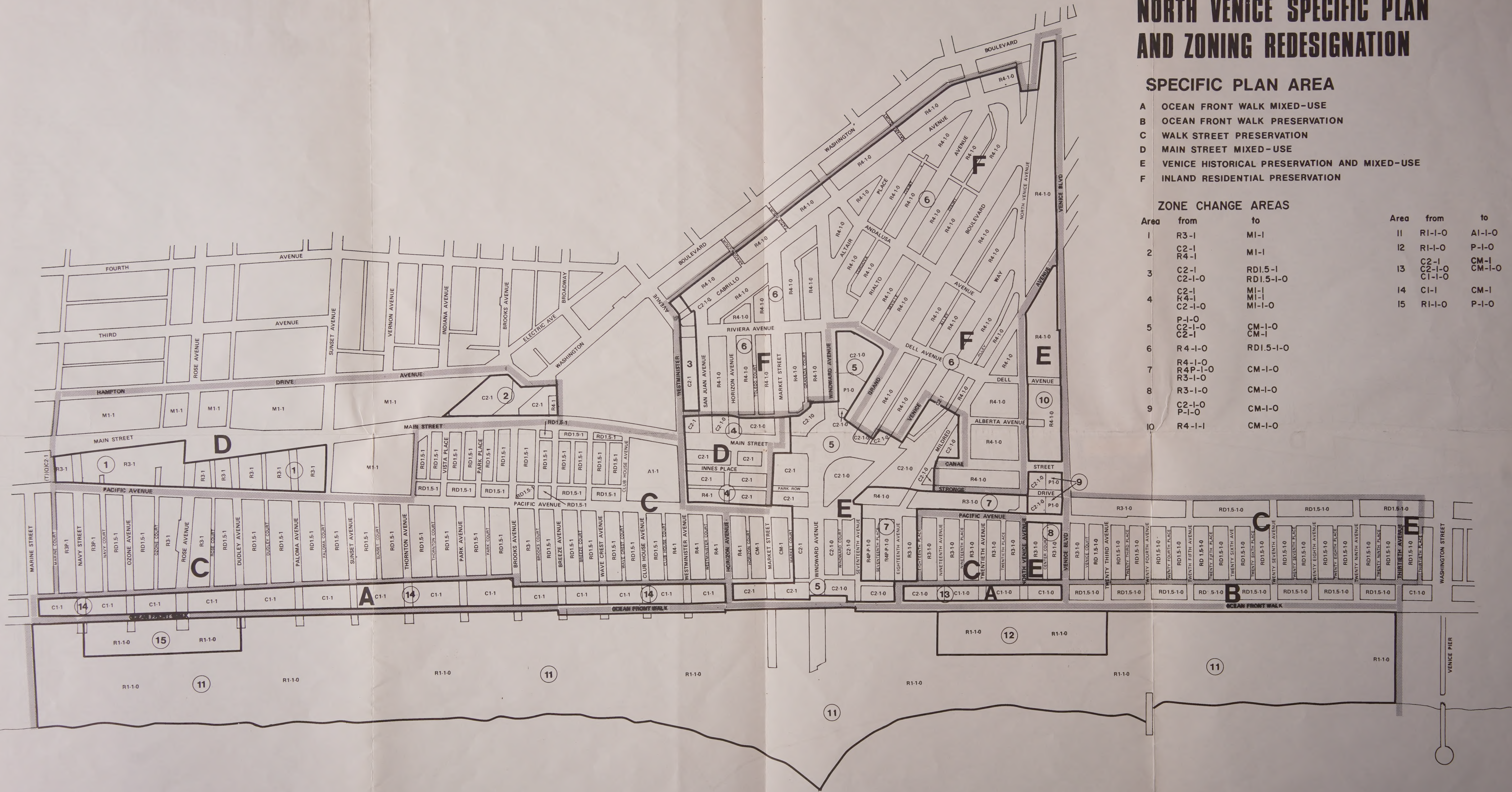
NORTH VENICE SPECIFIC PLAN AND ZONING REDESIGNATION

SPECIFIC PLAN AREA

- A OCEAN FRONT WALK MIXED-USE
- B OCEAN FRONT WALK PRESERVATION
- C WALK STREET PRESERVATION
- D MAIN STREET MIXED-USE
- E VENICE HISTORICAL PRESERVATION AND MIXED-USE
- F INLAND RESIDENTIAL PRESERVATION

ZONE CHANGE AREAS

Area	from	to	Area	from	to
1	R3-I	MI-I	11	RI-I-O	AI-I-O
2	C2-I R4-I	MI-I	12	RI-I-O	P-I-O
3	C2-I C2-I-O	RD1.5-I RD1.5-I-O	13	C2-I C2-I-O C1-I-O	CM-I CM-I-O
4	C2-I R4-I C2-I-O	MI-I MI-I MI-I-O	14	C1-I	CM-I
5	P-I-O C2-I-O C2-I	CM-I-O CM-I	15	RI-I-O	P-I-O
6	R4-I-O	RD1.5-I-O			
7	R4-I-O R4-P-I-O R3-I-O	CM-I-O			
8	R3-I-O	CM-I-O			
9	C2-I-O P-I-O	CM-I-O			
10	R4-I-I	CM-I-O			



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CITY OF LOS ANGELES

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TOM BRADLEY
MAYOR

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Informal Public Information Workshop
on the
North Venice Local Coastal Plan

A legally required official Public Hearing is scheduled for Public Testimony on the North Venice Local Coastal Plan.

Time: 7:00 p.m., November 22, 1982

Place: Venice High School Auditorium
1300 Venice Boulevard
Los Angeles, CA 90066

In addition to the Public Hearing, the Community Planning Division will hold an Informal Public Information Workshop to answer questions about the North Venice Local Coastal Plan (LCP) which is composed of a Specific Plan (ordinances), Venice Community Plan Amendment (Policies) and changes of zone.

Time: 7:00 p.m., November 8, 1982

Place: Mark Twain Junior High School
2224 Walgrove
Los Angeles, CA 90066

Copies of the Proposed Plan and Plan Amendment may be reviewed at the following locations:

1. The Venice Branch of the Public Library at 610 California Avenue, Venice.
2. 6th District Field Office
7166 West Manchester, Los Angeles

A copy of the Proposed North Venice Specific Plan or the Venice Community Plan Amendment is available in Room 605, City Hall, 200 North Spring Street, Los Angeles, CA.

Should you have any further questions, please call Karen Blackwell at 485-5386.

!!PLEASE PLAN TO ATTEND AND PARTICIPATE!!
AN EQUAL EMPLOYMENT OPPORTUNITY — AFFIRMATIVE ACTION EMPLOYER

